MARYLAND HISTORICAL TRUST CONTINUATION SHEET U.S. 301 SOUTH CORRIDOR TRANSPORTATION STUDY

Property Name: New Cheltenham Store and Post Office Survey No: PG:82A-20(PACS B120)

Draw and Add I
Property Address 11201 Crain Highway (U.S. 301), Cheltenham, Prince George's County
Owner Name/Address Joseph A. Hicks, 10913 Tyrone Avenue, Upper Marlboro MD 20772
This is a series of the series
Year Built_circa 1920

Description:

The New Cheltenham Store and Post Office was previously surveyed by the Maryland-National Capital Parks and Planning Commission (M-NCPPC) in 1974 and the Prince George's County Historic Preservation Commission in 1985. Since the time of the previous survey, both the store and the post office have undergone some alteration. In addition, the Historic Site Summary Sheet prepared in 1985 incorrectly states that the post office adjoins the store on the north; the buildings are adjacent but not adjoining.

Alterations to the store include the installation of vinyl siding. The windows in one dormer on the south elevation, at the west end of the building, have been covered by the new siding. In addition, one window in the dormer at the west end of the north elevation has been covered by the new siding. An air conditioner projects from the area infilled with siding.

The post office has also been altered through the installation of vinyl siding. In addition, the crown molding on the parapet has been removed.

National Register Evaluation:

The New Cheltenham Store and Post Office is eligible for the National Register of Historic Places, as a representation of rural commercial development, encouraged by the construction of the Crain Highway. The property meets Criterion A, as an evidence of local development precipitated by the development of a highway system in the 1920s, designed to connect southern Maryland to Baltimore. The general store and post office are examples of development shifting away from the railroad and being oriented to the highway. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. In addition, the property does not meet Criterion C, as alterations to the buildings, including enclosure of the general store's front porch and the use of insensitive replacement materials on both structures, has resulted in considerable alteration of the structures. Finally, the property has no known potential to yield important information, and therefore, is not eligible under Criterion D.

Verbal Boundary Description and Justification:

The National Register boundaries of the New Cheltenham Store and Post Office follow the current property lines of Parcels 155 and 16 on Prince George's County Tax Map 127. These parcels are bounded on the east by U.S. 301, on the south by Frank Tippet Road, and the north and west by adjacent tax parcels. The boundary includes the store and adjacent warehouse, the post office, and approximately .56 hectares (1.4 acres). The structures were built on land originally designated "Lots 1 and 2", granted to John Pyles by the "House of Reformation and Instruction for Colored Children". These parcels correspond with the current tax parcel boundary of the property. All structures within the boundary contribute to the significance of the property.

MHT CONCURRENCE: Eligibilityrecommended _Xnot recommended Criteria A B C DConsiderations A Comments: MHT does not consider these properticular properties have serious integrity problems not been adequately established.	AC Aliaible E 1 No.	
Suzanne Pickens 07/21/1997 Reviewer, Office of Preservation Services Date	Reviewer, NR program	7/21/97 Date

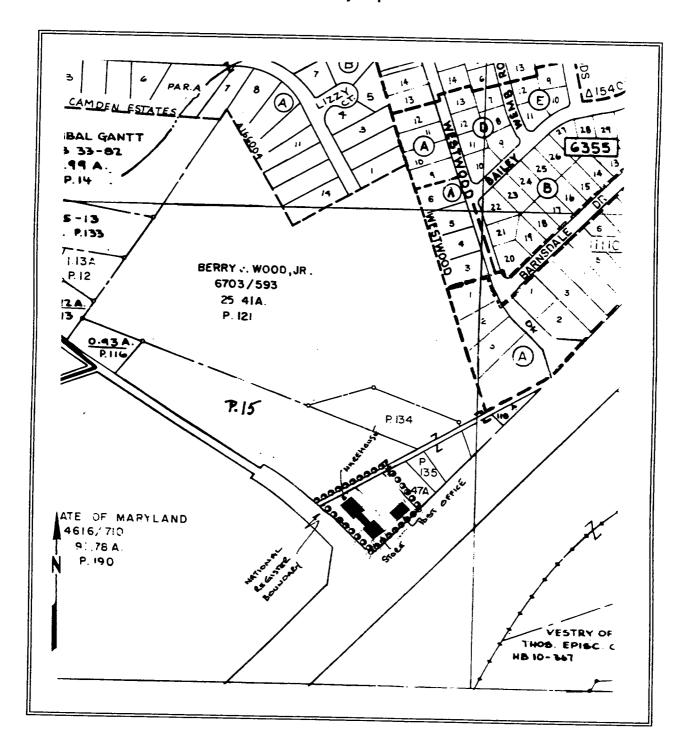
Preparer:
P.A.C. Spero & Company
September 1996

Charl

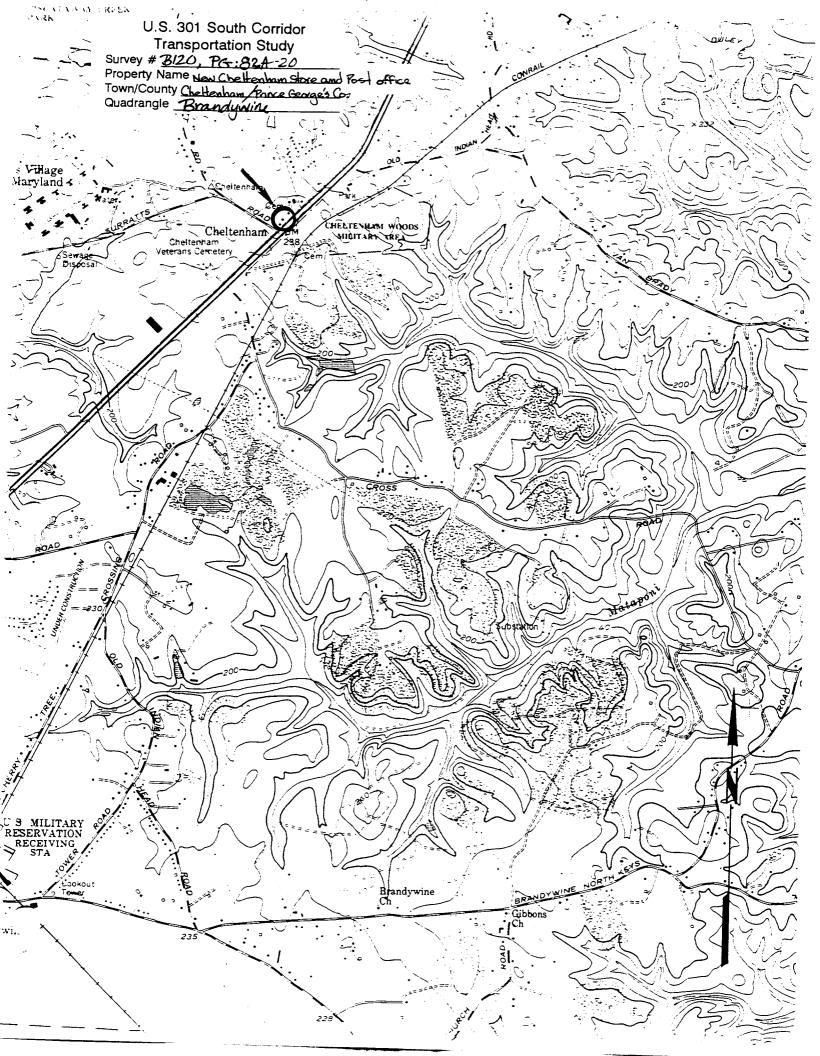
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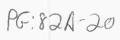
Year Built circa 1920

Resource Sketch Map and National Register Boundary Map:



Preparer: P.A.C. Spero & Company September 1996





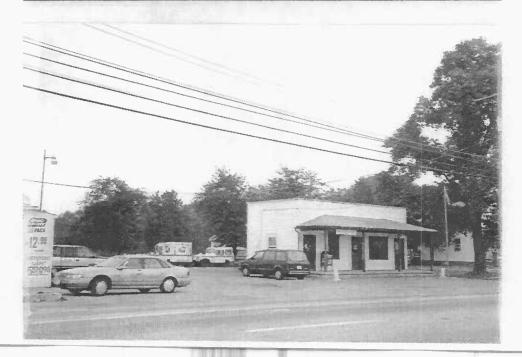


















PRINCE GEORGE'S COUNTY HISTORIC SITE SUMMARY SHEET

Survey #: P.G.	#82A-20	Building Date:	ca. 1930
Building Name: _	New Cheltenham Store and	1 Post Office	
Location: 11201	Southwest Crain Highway	, Cheltenham, M	aryland

Private/Commercial/Occupied/Good/Accessible

Description

The "new" Cheltenham Store and Post Office stand on the west side of Route #301, fronting directly on the highway. The store is a long one-and-one-halfstory frame gable-roofed building. The main facade is its three-bay east gable end; entrance is through a double door in the central bay, surmounted by a fivepane transom. The door is flanked on each side by 2/2 double windows. A one-story porch across this gable end, formerly supported by turned posts, has been enclosed, partially hiding the features of the facade. The building is covered with German siding painted white. The roof is covered with gray asphalt shingle. The foundations are of concrete. Two shed-roofed dormers pierce each of the north and south planes of the roof. Adjoining the store on the north is the post office building, a small one-story frame building with a shed roof (tin) which slopes very slightly to the west. Its slope is all but hidden by the false-front parapet on north, east, and south; the parapet is decorated with crown molding. The main east facade is five bays wide, with doors in the first, third, and fifth bays. The window in the fourth bay has been modernized into a large square vitrine. Across the east facade is a hip-roofed porch supported by turned posts. The building is covered with German siding painted yellow; the trim is white.

Siginificance

The "new" Cheltenham Store was built in the 1920's after Crain Highway was built to connect Baltimore with southern Maryland. There had been a general store and post office on the Woodyard Road, and later at the railroad station, but as the automobile became the principal mover of people, the focus shifted away from the railroad and toward the new highway, making it a preferable location for a store. The land along the highway was owned by John B. Pyles, purchased by him from the neighboring "House of Reformation" of which he was superintendent. Circa 1930. Pyles constructed a store building, fronting on the highway; it eventually replaced the older store to the west. Later in the 1930's, the small post office building was constructed immediately north of the store; for many years a barber shop operated in its southerly section. After the deaths of John and Alice Pyles the store was sold to W. Carlton Hicks, who operated the store for many years; his son operates it still. In the last decade, the open front porch has been enclosed; with the removal of the turned porchposts, and the obscuring in the handsome double-door entrance, the store building has lost some of its country store character. The two-lane Crain Highway of the 1920's has been expanded to the present day four-lane divided highway. The Cheltenham store is a noticeable landmark along this heavily travelled highway.

Acreage: .67 acre

Maryland Historical Trust State Historic Sites Inventory Form

DOE __yes __no

Magi No.

1. Nam	1e (indicate pr	eferred name)		
historic New C	Cheltenham Store and	d Post Office		
and/or common	Hicks Store			
2. Loca	ation			
street & number	. 11201 SW Crain	Highway (U.S. Route	301)	not for publication
city, town Ch	eltenham	vicinity of	congressional district	5
state Maryla	nd	county	Prince George's Co	unty
3. Clas	sification			
Category district building(s) structure site object	Ownership public private both Public Acquisition in process being considered x not_applicable	Status occupied unoccupied work in progress Accessible yes: restricted yes: unrestricted no	Present Use agricultureX commercial educational entertainment government industrial military	museum park private residence religious scientific transportation other:
<u>4. Own</u>	er of Prope	rty (give names ar	nd mailing addresses	s of <u>all</u> owners)
name Cecel	ia Hicks			-
street & number	10811 Frank Tipp	ett Road	telephone no	.: 782-7813
city, town Che	eltenham	state	and zip code Md.	20623
5. Loca	ation of Leg	al Descriptio	n	
	stry of deeds, etc. Pri	nce George's County	Courthouse	liber 804
street & number	oper Marlboro			folio 496
city, town		in Evicting	state	Md.
o. nepi	esciltation	in Existing	Historical Surve	eys —————————
itie Prince G	George's County Inve	entory of Historic S	ites	
date 1974			federal state	X county local
depository for su	rvey records History	Division MNCPPC		
city, town Ri	verdale,		state	Md.
				

7.	De	scr	ipti	on

Survey No. P.G. #82A-20

Condition excellent deteriorated X_ good ruins fair unexposed	Check one unaltered x altered	Check one original site moved date of move	
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Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The "new" Cheltenham Store and Post Office stand on the west side of Route #301, the highway which was constructed in the 1920's. Both buildings front directly on the highway. The store is a long one-and-one-half-story frame gable-roofed building. The main facade is its three-bay east gable end; entrance is through a double door in the central bay, surmounted by a five-pane transom. The door is flanked on each side by 2/2 double windows. Above the door at loft level is a 2/2 double sash window. A one-story porch across this gable end, formerly supported by turned posts, has been enclosed, partially hiding the features of the facade.

The building is covered with German siding painted white. The roof is covered with gray asphalt shingle. The foundations are of concrete. The building has plain boxed cornices. There is a corbelled brick chimney just south of the ridge. Two shed-roofed dormers pierce each of the north and south planes of the roof; each dormer has two 2/2 double-sash windows.

Attached to the west gable end of the store is a second gable-roofed (storage) building of approximately the same size.

A short distance north of the store, also fronting on Crain Highway, is the post office building. It is a small one-story frame building with a shed roof which slopes only very slightly to the west. Its slope is all but hidden by the false-front parapet on north, east, and south; the parapet is decorated with crown molding. The main east facade is five bays wide, with doors in the first, third, and fifth bays. The window in the fourth bay has been modernized into a large square vitrine. Across the east facade is a hip-roofed porch supported by turned posts. There are two brick chimneys, at the southwest and northwest corners. The building is covered with German siding painted mustard yellow; the trim is white. The nearly-flat roof is of tin; the foundations and porch floor are of concrete.

8. Sign	ificance		Survey No. 95-#82	A-20
Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 X 1900–	Areas of Significance—C — archeology-prehistoric — archeology-historic — agriculture — X architecture — art — commerce — communications	 community planning conservation economics education engineering exploration/settlement 	politics/government	religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	ca. 1930	Builder/Architect		

Prepare both a summary paragraph of significance and a general statement of history and support.

Applicable Exception: A B C D E F G

Level of Significance: __national __state __local

check: Applicable Criteria: A B C

and/or

The "new" Cheltenham Store was built in the 1920's after Crain Highway was built to connect Baltimore with southern Maryland. After the completion of this important new artery of transportation, the commercial center of Cheltenham gradually shifted away from the railroad, and from the old road which ran from Cheltenham Station to the Woodyard. There had for many years been a general store on the Woodyard Road, and another at the railroad station. The Post Office also had been located, from late in the nineteenth century, at the railroad. As the automobile became the principal mover of people, the focus shifted away from the railroad and toward the new highway, making it a preferable location for a store.

The land along the highway was owned by John B. Pyles, purchased by him from the neighboring "House of Reformation" of which he was superintendent. Pyles constructed a store building circa 1930, fronting on the highway at its intersection with the road from Woodyard, and it eventually replaced the older store to the west (cf. P.G. 82A-18). The new store was a simple wide front-gable structure, with a front porch and a large storage loft. It was operated, during the Pyles' life, by a storekeeper named Miller. Later in the 1930's, the small post office building was constructed immediately north of the Pyles store; for many years a barber shop operated in the southerly section of this building.

After the deaths of John and Alice Pyles (1936 and 1946, respectively), the store was sold to W. Carlton Hicks; Hicks operated the store for many years, and his son operates it still. In the last decade, the open front porch has been enclosed, forming new display cases. With the removal of the turned porchposts, and the obscuring of the handsome double-door entrance, the store building has lost some of its rural country store character. The two-lane Crain Highway of the 1920's has been expanded (in the 1950's) to the present day four-lane divided highway (U.S. #301). The Cheltenham store is a noticeable landmakr along this heavily travelled highway.

9. Major Bibliographical References

Survey No. P.G. #82A-20

Cf. Chain of Title

Cf.	Notes,	Item	#8

10. G	eogra	phical D	ata								
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C E G				D		1 4	<u> </u>]]]
		ption and justifi				, hours	larias				
List all state	es and cour	nties for propert		county	:ounty	, bourte			code		
state		со	de	county					code		
11. F	orm P	repared	Ву						 		
name/title	Susan G.	Pearl, Resear	rch Histor	ian					· ·		
organization	Historic	Preservation	Commissio	n e	date	Augus	t 198	35			,
street & num	ber C/O	Co. Planning	MNCPPC		telepho	one	952-3	3521			
city or town	Upper	Marlboro		:	state	Md.			·	-	

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust

Shaw House 21 State Circle

Annapolis, Maryland 21401

(301) 269-2438

#8. Continued

Notes

- 1 Prince George's County Land Records, #216:402.
- 2 Conversation with owner, August 1985.
- 3 Prince George's County Land Records, #804:496.

MARYLAND HISTORICAL TRUST.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

NAME			
HISTORIC			
AND/OR COMMON		 	
"New Cheltenham"/Store &	Post Office		
2 LOCATION		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
STREET & NUMBER Rte. 301 & Frank Tippett	Road		•
CITY. TOWN	Nodu	CONGRESSIONAL DISTR	ICT
	VICINITY OF		
state Maryland		county Prince Geo	rae's
CLASSIFICATION			- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
CATEGORY OWNERSHIP	STATUS	PREC	ENT USE
PISTRICTPUBLIC	OCCUPIED	#GRICULTURE	MUSEUM
BUILDING(S)PRIVATE	UNOCCUPIED	COMMERCIAL	PARK
_STRUCTURESOTH	WORK IN PROGRESS	EDUCATIONAL	PRIVATE RESIDENC
_SITE PUBLIC ACQUISITION	* CCESSIBLE	ENTERTAINMENT	RELIGIOUS
OBJECTIN PROCESS	YES RESTRICTED	Y GOVERNMENT	SCIENTIFIC
BEING CONSIDERED	YES: UNRESTRICTED	INDUSTRIAL MILITARY	TRANSPORTATIONOTHER
OWNER OF PROPERTY			
NAME		em 3 3 11	
C. Hicks STREET & NUMBER		Telephone #:	
CITY, TOWN		STATE , Z	ip code
Cheltenham	VICINITY OF	Maryland	
5 LOCATION OF LEGAL DESCR	IPTION	Liber #:	
COURTHOUSE.		Folio #:	
REGISTRY OF DEEDS, ETC. Prince George'	s County Court		
STREET & NUMBER			
CITY, TOWN		STATE	
Upper Marlboro		Maryland	
6 REPRESENTATION IN EXIST	ING SURVEYS		
TITLE			
DATE			
DEPOSITORY FOR	FEDERAL	STATECOUNTYLOCAL	
DEPOSITORY FOR SURVEY RECORDS			
CITY, TOWN		STATE	
			···

DESCRIPTION

CONDITION

CHECK ONE

CHECK ONE

GOOD

__DETERIORATED

∠UNALTERED _ALTERED ORIGINAL SITE

__FAIR

__UNEXPOSED

_MOVED DATE____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a sleepy, rural commercial center-located directly on Rte. 301. The buildings are somewhat typical of early 20th Century Southern Md. country architecture. The main building is Hick's Store-a wide, gable-facade frame structure of one story, with a large attic space above. The entrance is in the center of the east gabled facade, and there is a transom-light over the door. The door is flanked by sets of large 2/2 windows. An open porch with turned posts spans the front. The siding is German siding.

Just north of the store is a box-shaped, one-story frame building with a flat roof. It also has a gabled entrance facade on the east, and there are three doors-one in the center, and the other two in each end-bay. An open, hip-roof porch with turned posts spans the front here. This also has German siding, but features trim in the form of a cornice and corner boards. A bungalow-style frame house is north of this.

8 SIGNIFICANCE

1600-1899 1900-	COMMERCE COMMUNICATIONS	_EXPLORATION/SETTLEMENT _INDUSTRY _INVENTION	—PHILOSOPHY —POLITICS/GOVERNMENT	TRANSPORTATION OTHER (SPECIFY)
PERIOD —PREHISTORIC —1400-1499 —1500-1599 —1600-1699 —1700-1799	AF	REAS OF SIGNIFICANCE CH COMMUNITY PLANNING CONSERVATION ECONOMICS EDUCATION ENGINEERING	HECK AND JUSTIFY BELOW LANDSCAPE ARCHITECTURE LAW LITERATURE MILITARY MUSIC	RELIGIONSCIENCESCULPTURESOCIAL/HUMANITARIANTHEATER

STATEMENT OF SIGNIFICANCE

The buildings are good examples of rural commercial architecture, that is fast disappearing in this county. This group illustrates how the "Tobacco Trail" road system changed the focus on some communities in Southern Md. in the early 1900's. Apparently, the older, railroad-oriented Cheltenham settlement (just west of here) was abandoned in favor of this depot, when Rte. 301 was begun in 1922.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET	IF NECESSARY
OGEOGRAPHICAL DATA ACREAGE OF NOMINATED PROPERTY	
	And I Total in 277 to an access with
VERBAL BOUNDARY DESCRIPTION	*
979 303E - 1333W	1 22 1
•	
	. •
LIST ALL STATES AND COUNTIES FOR	R PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES
STATE	COUNTY
STATE	COUNTY
FORM PREPARED BY NAME/TITLE Michael F. Dwyer, Senio	or Park Historian
ORGANIZATION M-NCPPC	DATE 9/19/74
STREET & NUMBER	9/19/74 TELEPHONE
8787 Georgia Ave.	589-1480
CITY OR TOWN	STATE
Silver Spring	Maryland

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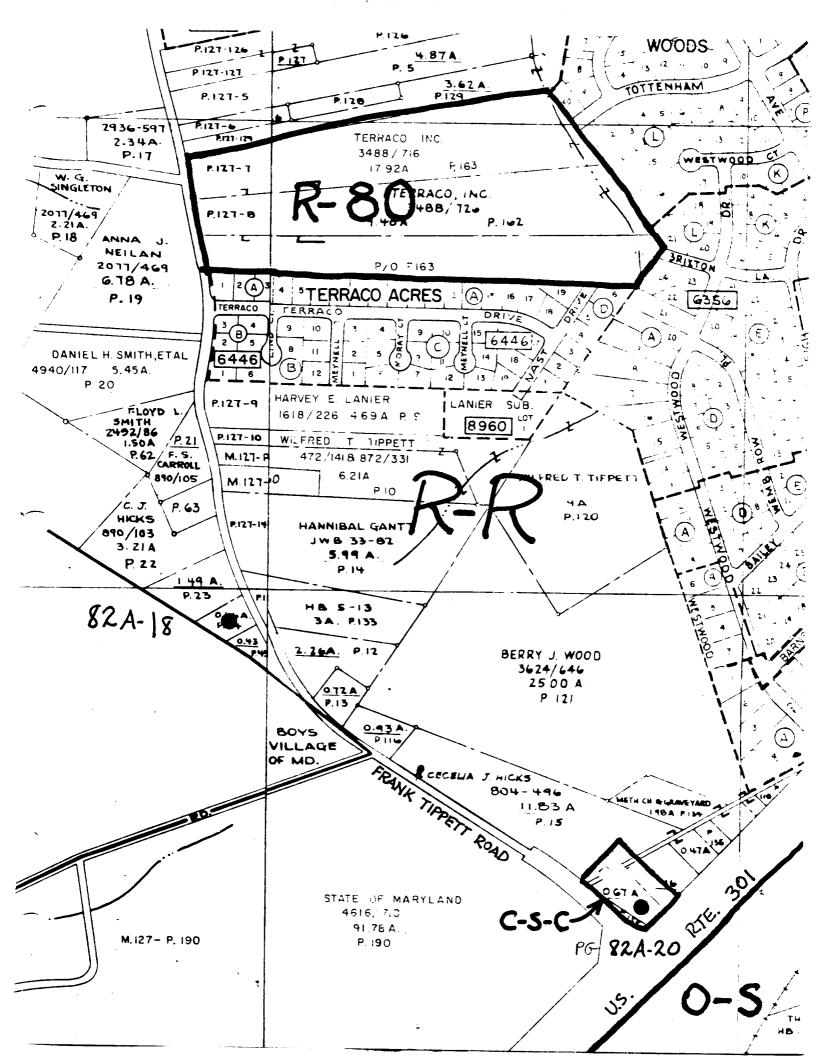
The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

Chain of Title

New Cheltenham Store (Hicks Store) P.G. #82A-20

#804:496 18 March 1946 Deed	Alice B. Pyles, widow, to W. Carlton and Cecelia J. Hicks; Lots 1 and 2 which John B. Pyles acquired by #216:402.
WTD #4:261 12 May 1936 Will	Testator, John B. Pyles; leaves entire estate to wife Alice B. Pyles; testator owned five parcels in Cheltenham.
#216:402 30 Sept. 1924 Deed	House of Reformation and Instruction for Colored Children to John B. Pyles, Lots 1 and 2 in Cheltenham.





"New" Cheltenham Post Office Prince George's County, MD. Susan G. Pearl April 1985 Southeast 3/4 elevation Neg: Md. His. Trust, Annapolis, MD.



P.G. #82A-20
"New" Cheltenham Post Office
Prince George's County, MD.
Susan G. Pearl
April 1985
Northeast 3/4 elevation
Neg: Md. Hist. Trust, Annapolis, MD.





P.G. #82A-20

Hicks Store

Susan G. Pearl

Neg: Md. Hist. Trust, Annapolis, MD.

Prince George's County, MD.

North elevation

April 1985



P.G. #82A-20

Hicks Store

Prince George's County, MD.

Susan G. Pearl

April 1985

Southeast 3/4 elevation

Neg: Md. Hist. Trust, Annapolis, MD.



P.G. #82A-2♥

"New" Cheltenham Post Office Prince George's County, MD. Susan G. Pearl April 1985 East elevation Neg: Md. Hist. Trust, Annapolis, MD.



NAME STORE AND P.D. ("NEW" CHELTENHAM - B4 301) # 82A-20
LOCATION R4.301 CHELTENHAM, Md.

FACADE SE

PHOTO TAKEN 9/19/74 M DWYER